

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/144 Marshall Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,090,000

&

\$1,170,000

### Median sale price

Median price \$760,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/10/2023

to

30/09/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/23-25 Cedric St IVANHOE EAST 3079	\$1,125,000	21/09/2024
2	6/15 Livingstone St IVANHOE 3079	\$1,016,000	09/08/2024
3	112C/1 Wilfred Rd IVANHOE EAST 3079	\$1,180,000	31/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/10/2024 15:43